

Attachment 2 – Conditions of Approval

Exhibit B – Conditions of Approval

Authorized Use and Development

1. This approval authorizes the construction of a public storage facility of approximately 32,000 square feet and an office of approximately 800 square feet.

Project Development

2. Site development shall be consistent with the approved site plan.
3. Prior to issuance of construction permits, the applicant shall submit final landscape, outdoor lighting and sign plans to the Department of Planning and Building for review and approval. The plans at a minimum shall include the following:
 - a. Landscape: use of low-water using plant material consisting primarily of plants selected from the approved Woodlands Village planting palette found in Appendix C of the Woodlands Specific Plan. The landscape shall provide for screening that adequately breaks-up the view of the project from Via Entrada, Professional Parkway, and where applicable, Highway One.
 - b. Outdoor lighting: to be consistent with Woodlands Specific Plan Section 2.4.2.G.3 and LUO Section 22.22.10.060.
 - c. Signs: shall be limited to one street frontage monument style sign or one wall sign consistent with LUO Section 22.20.010.

Fire Safety

4. **At the time of application for construction permits**, the applicant shall prepare a Fire Safety Plan to be approved by Cal Fire **prior to issuance of construction permits**.
5. **Prior to final inspection**, the applicant shall complete the necessary requirements of the fire safety plan to the satisfaction of Cal Fire.

Access

6. **At the time of application for construction permits**, the applicant shall submit plans to the Department of Public Works to construct the project access driveway in accordance with County Public Improvement Standards (current ADA).

Fees

7. **On-going condition of approval (valid for the life of the project)**, and in accordance with Title 13.01 of the County Code, the applicant shall be responsible for paying to the Department of Public Works the Woodlands Road Impact Fee. The fee shall be imposed at the time of application for building permits and shall be assessed for each building permit to be issued. These fees are subject to change by resolution of the Board of Supervisors. These fees are deducted from the fee payments already provided by the developer per their road fee agreement.

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Drainage

8. **At the time of application for construction permits**, the applicant shall submit complete drainage plans and report prepared by a licensed civil engineer for review and approval in accordance with Section 22.52.110 (Drainage) of the Land Use Ordinance. All drainage must be directed to the existing storm drain system or retained on-site and the design of the basin shall be approved by the Department of Public Works.
9. **At the time of application for construction permits**, the applicant shall submit complete erosion and sedimentation control plan for review and approval in accordance with 22.52.120.
10. **At the time of application for construction permits**, the applicant shall demonstrate that the project construction plans are in conformance with their Storm Water Control Plan.
11. **On-going condition of approval (valid for the life of the project)**, the project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and / or Phase II storm water program and the County's Storm Water Pollution Control and Discharge Ordinance, Title 8, Section 8.68 et sec.

Storm Water Control Plan

12. **At the time of application for construction permits**, the applicant shall demonstrate whether the project is subject to the LUO Section for Storm Water Management. Applicable projects shall submit a Storm Water Control Plan (SWCP) prepared by an appropriately licensed professional to the County for review and approval. The SWCP shall incorporate appropriate BMP's, shall demonstrate compliance with Storm Water Quality Standards and shall include a preliminary drainage plan, a preliminary erosion and sedimentation plan. The applicant shall submit complete drainage calculations for review and approval.

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13. Approved landscape shall be installed prior to final building inspection.
14. **Noise, Mitigation Measure 4.5-1a:** All applicable plans shall show construction work will be limited to between 7:00 a.m. and 6:00 p.m. for Monday through Friday, between 8:00 a.m. and 5:00 p.m. on Saturday, with no work allowed on Sunday. The applicant shall notify all employees, contractors and/or subcontractors of this condition prior to their initiating work at the project site.
15. **Archaeology, Mitigation Measure 4.8-1c:** In accordance with the County Land Use Ordinance, Section 22.05.140, in the event archaeological resources are unearthed or discovered during any construction activities, the following standards apply within 50 yards of the discovered resource:

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- a. Construction activities shall cease, and the Environmental Coordinator and Planning Department shall be notified so that the extent and location of discovered materials may be recorded by a qualified archaeologist, and disposition of artifacts may be accomplished in accordance with state and federal law.
 - b. In the event archaeological resources are found to include human remains, or in any other case where human remains are discovered during construction, the County Coroner is to be notified in addition to the Planning Department and Environmental Coordinator so proper disposition may be accomplished.
16. **Archaeology, Mitigation Measure 4.8-1d:** If archaeological resources encountered are found to be important, the applicant shall provide reasonable funding and adequate time for recovery of such resource, or the equivalent avoidance measure as approved by the County.

Affordable Housing

17. Prior to issuance of construction permits, the applicant shall pay inclusionary housing fees consistent with LUO Section 22.12.080

Underground Utilities

18. All utilities shall be installed underground pursuant to LUO Section 22.10.160.

Miscellaneous

19. All conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.